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Town of North Andover
Office of the Planning Department
Community Development and Services Division
1600 Osgood Street
Building 20, Suite 2-36
North Andover, Massachusetts 01845

SCHEDULE OF PLANNING BOARD FILING FEES

Effective June 2, 2010

ANR Plans	\$100 Minimum Fee (includes lot line changes) \$100 per new lot created
Preliminary Subdivision Plan	\$500 Base Fee, plus \$70 per building lot
Modification to Preliminary Subdivision Plan	\$300 Base Fee, plus \$75 for each lot affected and for each new building lot
Definitive Subdivision Plan	\$1000 Base Fee, plus \$325 per lot
Modification to Definitive Subdivision Plan	\$250 Base Fee, plus \$150 for each lot affected and for each new building lot
Special Permit	\$300 Base Fee
Special Permit Watershed	\$300 plus \$2,000 min. outside consultant fee
Special Permit Common Driveway	\$300 Base Fee
Special Permit Access other than Legal Frontage	\$300 Base Fee
Wireless Facilities Special Permit	\$2,000 for new towers, \$1000 for co- location, modification, and renewals Min. consulting fee = \$2,000 for new towers
Modification/Extension of Special Permit	\$200 Base Fee
Site Plan Review	\$400 plus \$0.14 per s.f. of GFA Min. consulting fee = \$2,000
Planned Residential Development	\$200 plus \$275 per lot Min. consulting fee = \$2,000
Planned Development District	\$300 plus \$275 per lot Min. consulting fee = \$2,000
Continued Care Retirement Facility	\$500 plus \$275 per lot Min. consulting fee = \$2,000
Independent Elderly Housing	\$500 plus \$275 per lot Min. consulting fee = \$2,000

- **Outside consultant fees are subject to change based on scope of project**